



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING DEPARTMENT HEARING**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE July 21, 2006	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Joseph Chaves	FILE NO. COAL 06-0013 SUB2005-00157
<b>SUBJECT</b> Hearing to consider a request by Joseph Chaves for a Lot Line Adjustment (COAL 06-0013) to adjust the lot lines between two parcels of .5 and 15.56 acres each. The adjustment will result in two parcels of approximately one acre and 15 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located on the west side of Corbett Canyon Road (at 585 Corbett Canyon Road), approximately 1.5 miles north of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area.			
<b>RECOMMENDED ACTION</b> Approve Lot Line Adjustment COAL 06-0013 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
<b>ENVIRONMENTAL DETERMINATION</b> A Class Five Categorical Exemption was issued on May 17, 2006.			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 044-521-004 044-521-022	SUPERVISOR DISTRICT(S) 4
<b>PLANNING AREA STANDARDS:</b> None applicable			
<b>LAND USE ORDINANCE STANDARDS:</b> None applicable			
<b>EXISTING USES:</b> Single family residence			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Residential Suburban/Residences <i>East:</i> Residential Suburban/Residences <i>South:</i> Residential Suburban/Residences <i>West:</i> Residential Suburban/Residences			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: Public Works, Environmental Health, Ag Commissioner			
<b>TOPOGRAPHY:</b> Gently to moderately sloping		<b>VEGETATION:</b> Grasses, forbs, scattered oaks	
<b>PROPOSED SERVICES:</b> Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF		<b>ACCEPTANCE DATE:</b> March 23, 2006	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

**ORDINANCE COMPLIANCE:**

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
.5 acre	1 acre
15.56 acres	15 acres

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to better conform to the minimum parcel size for the land use category.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel size for proposed parcel 2 is below the minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.

**LEGAL LOT STATUS:**

The two lots were legally created by certificates of compliance (C03-0353) at a time when that was a legal method of creating lots.

**FINDINGS - EXHIBIT A**

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because while the smaller parcel does not meet the minimum parcel size for parcels with well and septic, it does meet the minimum parcel size of one acre for the Residential Suburban land use category. Enlarging the half acre parcel to one acre better the situation by having more area on the parcel for the residence and wastewater system.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class Five) pursuant to CEQA Guidelines Section 15303 because the project is a minor adjustment of land on slopes less than twenty percent.

**CONDITIONS - EXHIBIT B**

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
  - a. All public utility easements.
  - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action.
10. All parcels shall be provided with legal access from a public road. Easements or offers of dedication with a minimum width of 20 feet shall be recorded for all parcels that currently do not have access. These shall be shown on a map (if a map is used to final the adjustment) or recorded with the certificates of compliance.



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

## THIS IS A NEW PROJECT REFERRAL

JAN 19 2006

DATE: 1/18/06

TO: PW

FROM: ☒ - South County Team ☐ - North County Team ☒ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB2005-00157 Applicant: Chaves  
LLA -> COAL 06-0013, to increase size of  
lot to 1 full acre. Located off Corbett Cyn. Rd., Arroyo  
Grande. APN: 044-521-004.  
Return this letter with your comments attached no later than: 2/3/06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Application filled out with erroneous data,  
see attached. Otherwise no comment.

2-9-06  
Date

Tim Tomlinson  
Name

5271  
Phone

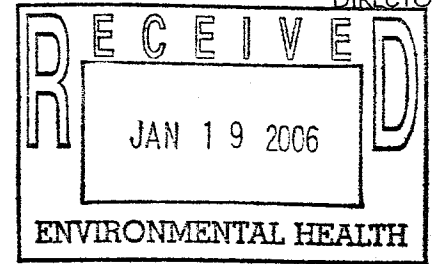
COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us) • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR



THIS IS A NEW PROJECT REFERRAL

DATE: 1/18/06

TO: Env. Health

FROM: ☒ - South County Team ☐ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: SUB2005-00157 Applicant: Chaves  
LLA -> COAL 06-0013, to increase size of  
lot to 1 full acre. Located off Corbett Cyn. Rd., Arroyo  
Grande. APN: 044-521-004.  
Return this letter with your comments attached no later than: 2/3/06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

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Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Since the parcel is increasing in size this office has  
no concerns at this time.

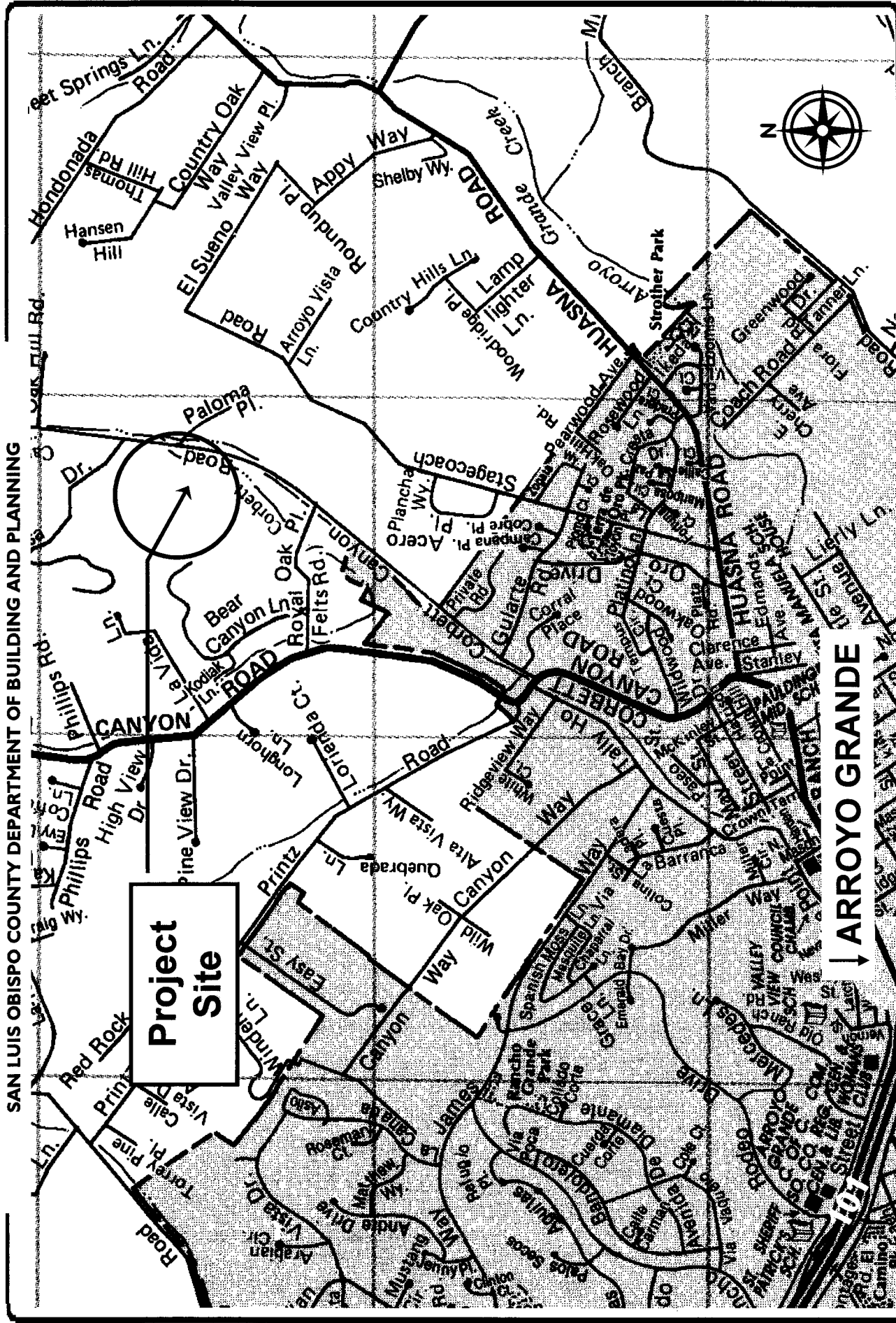
2/2/06  
Date

L. Sal  
Name

781-5551  
Phone

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EXHIBIT

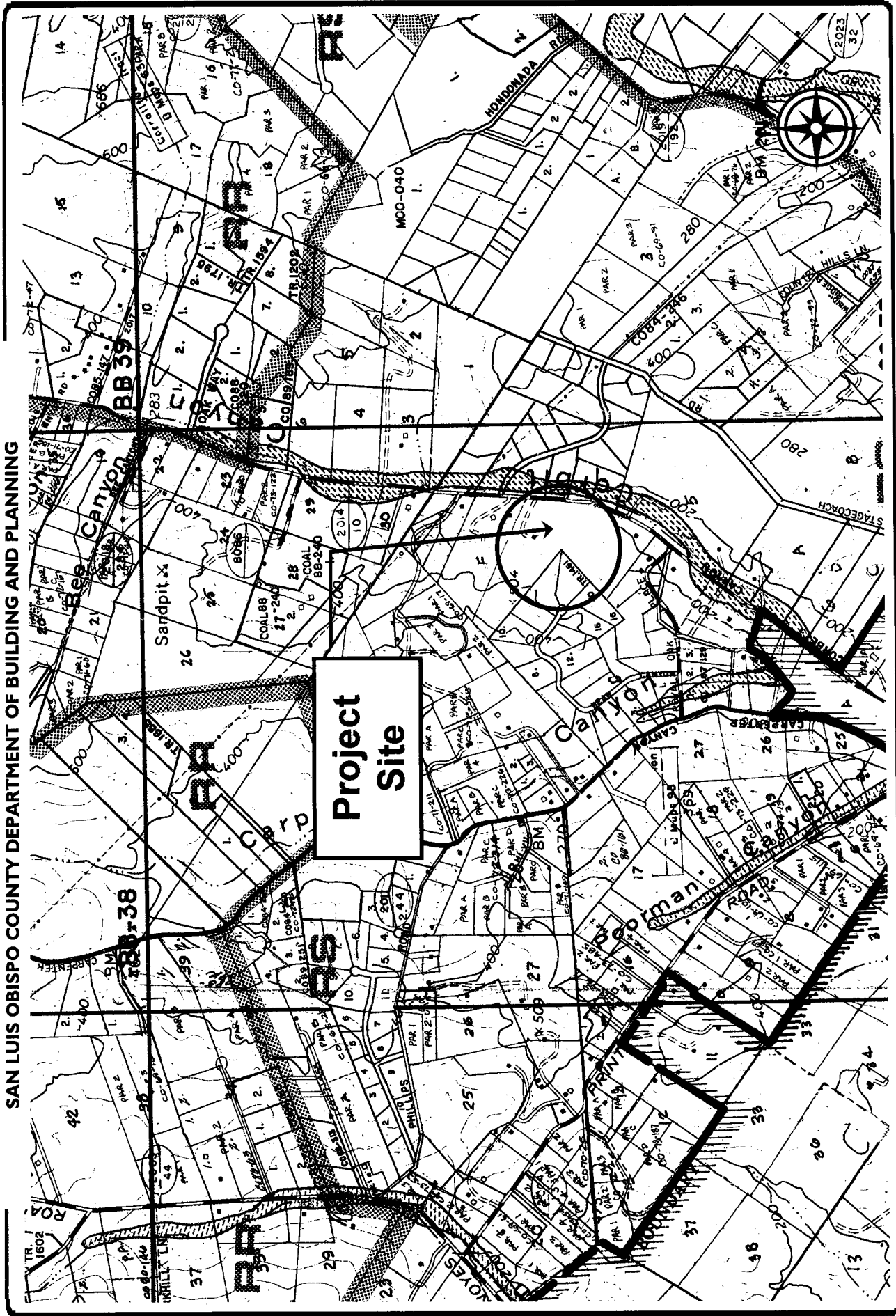
Arroyo Grande Vicinity



PROJECT

Lot Line Adjustment CO 06-0013  
Chaves SUB2005-00157

↓ ARROYO GRANDE



EXHIBIT

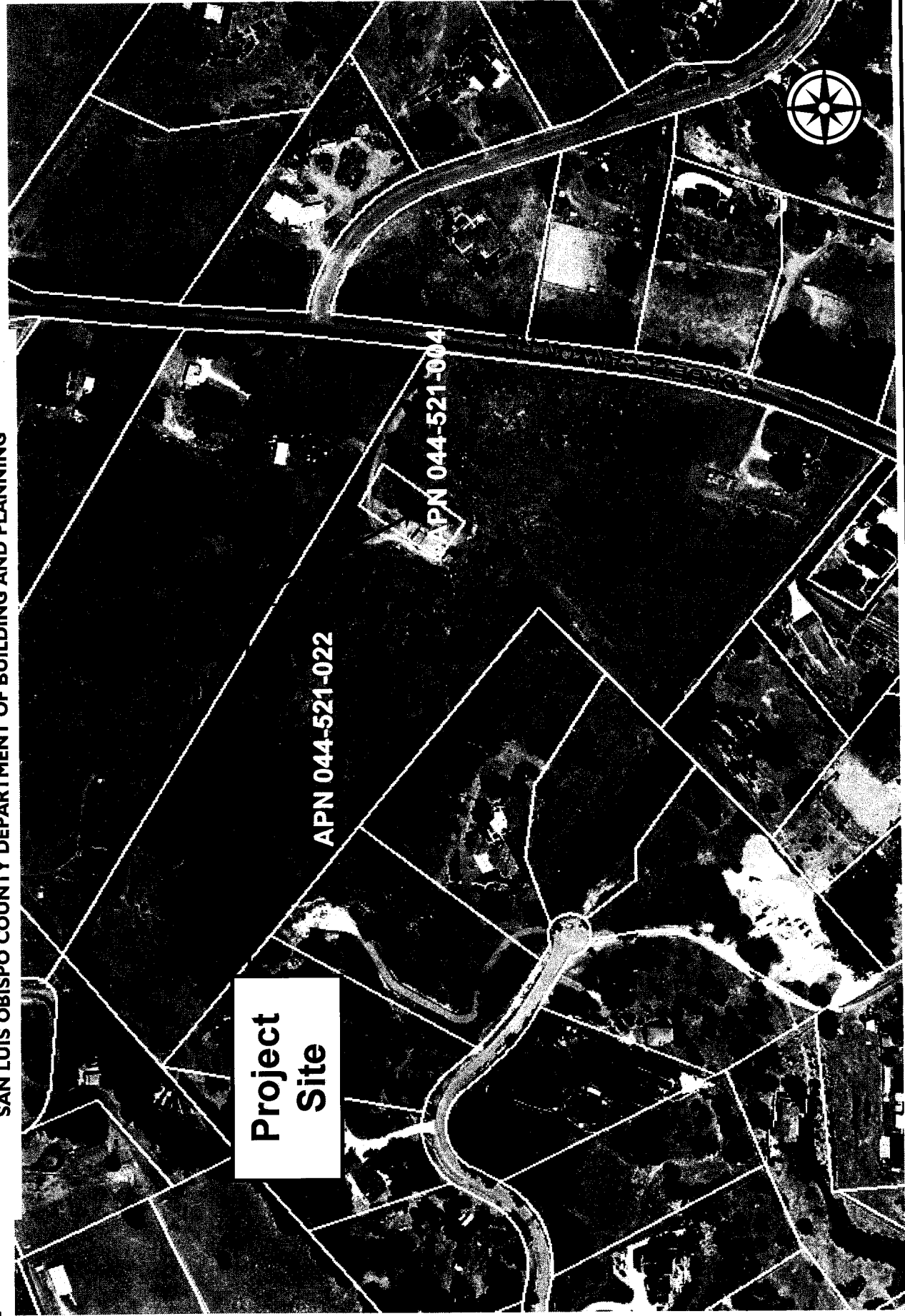


Land Use Category

PROJECT

Lot Line Adjustment CO 06-0013  
Chaves SUB2005-00157





**PROJECT**

Lot Line Adjustment CO 06-0013  
Chaves SUB2005-00157

**EXHIBIT**

Aerial Photo



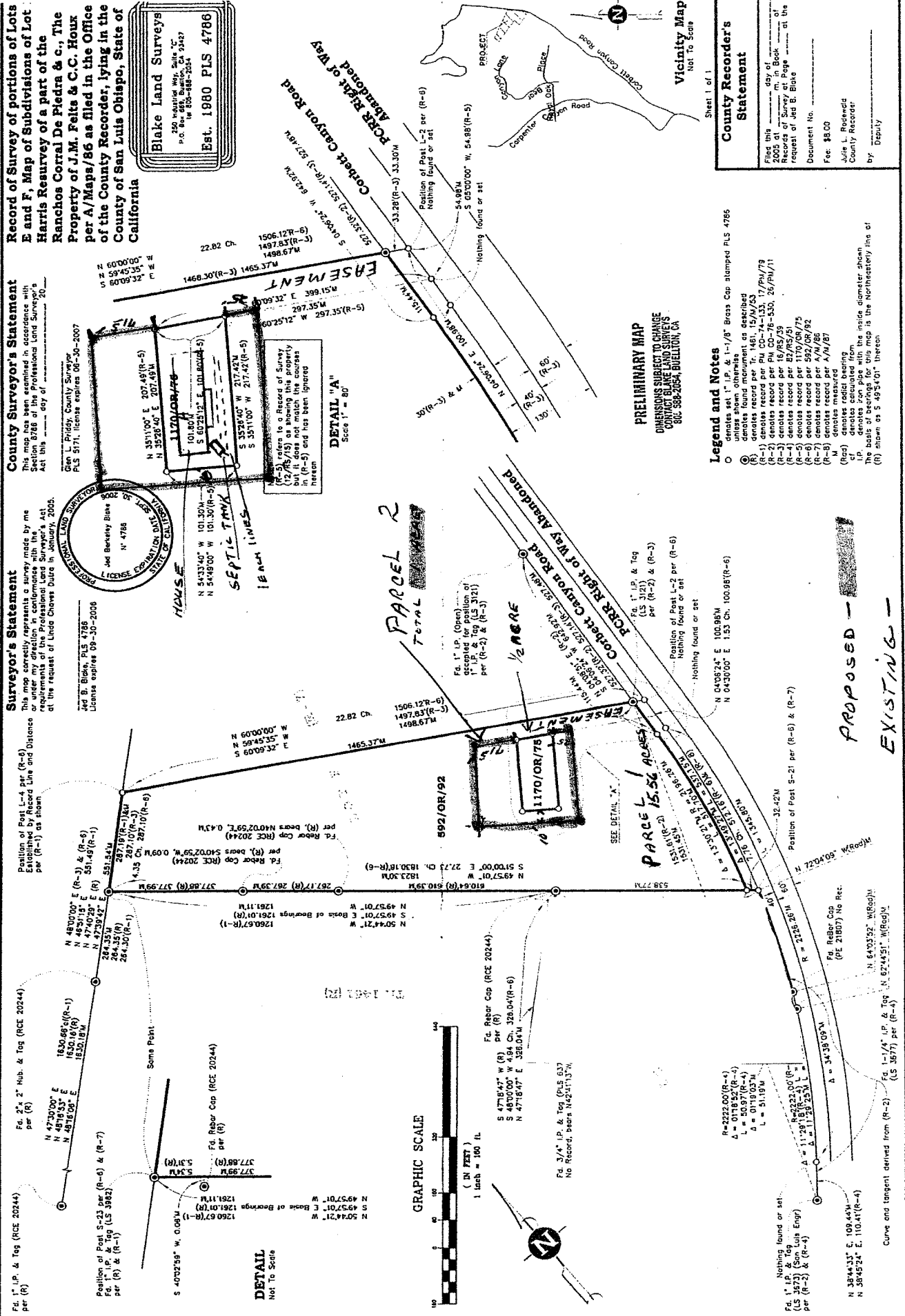
Record of Survey of portions of Lots E and F, Map of Subdivisions of Lot Harris Reurvey of a part of the Ranchos Corral De Piedra & C., The Property of J.M. Felts & C.C. Houx per A/Maps/86 as filled in the Office of the County Recorder, lying in the County of San Luis Obispo, State of California

Glen L. Priddy, County Surveyor  
PLS 5171, license expires 06-30-2007

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**Blake Land Surveys**  
250 Industrial Way, Suite "C"  
P.O. Box 669, Bunting, CA 93427  
TW 203-888-3254

**Est. 1980 PLS 4786**



**Legend and Notes**

○ denotes set 1" I.P. & 1-1/8" Brass Cap stamped PLS 4785

[illegible]

**County Recorder's  
Statement**

Filed this \_\_\_\_\_ day of \_\_\_\_\_  
 2005 at \_\_\_\_\_ m. in Book \_\_\_\_\_ of \_\_\_\_\_  
 Records of Survey at Page \_\_\_\_\_ of \_\_\_\_\_  
 Request of Jed B. Blake

Document No. \_\_\_\_\_

Fee: \$5.00

Julie L. Rodewald  
 County Recorder

by \_\_\_\_\_ Deputy

SUB 2005-00157 / QOAL 06-0013 CHAVE'S  
LOT LINE ADJUSTMENT